A well presented and improved two bedroom semi-detached bungalow occupying an elevated position and benefitting from planning permission granted for a substantial extension to the side. The property benefits from a modern kitchen & bathroom, double glazing and oil fired central heating. EPC Rating C - 70

The accommodation in detail comprises an Entrance Hall, Sitting Room, Kitchen, Two Bedrooms and Family Bathroom.

Services: All mains services are believed to be connected to the property.

Local Authority: West Suffolk Council

Council Tax: A -
SITUATION & LOCATION

North Street is located in the heart of this most popular Suffolk village, offering convenient access to the A11.

Freckenham is a small picturesque village with village hall, public house with restaurant and a church. It is within close reach of the market town of Mildenhall which offers a wide range of amenities including supermarkets and shops, several banks, a public swimming pool, schools and recreational facilities. The nearby regional towns of Newmarket (10 miles), Bury St Edmunds (12 miles) and Thetford (11 miles) have an extensive range of facilities. Mildenhall is also approximately 2 miles from the A11 Fiveways roundabout which allows easy access to Norwich to the North East and to Cambridge and London to the South and South West by joining on to the A14.

ENTRANCE HALL Wood laminate flooring, radiator, access to loft space, doors leading to all rooms.

SITTING ROOM 12' 10" x 12' 6" (3.91m x 3.81m) Double glazed window to the front aspect, radiator, storage cupboard, wood laminate flooring.

KITCHEN 9' 3" x 6' 5" (2.82m x 1.96m) Fitted with a range of modern wall and base units, worksurfaces and complementary tiling. Space for electric cooker, washing machine and fridge/freezer, double glazed windows to the side and rear aspects, double glazed door opening to the rear garden.
**BEDROOM ONE** 12' 8" x 9' 8" (3.86m x 2.95m) Double glazed window to the rear aspect, storage cupboard, radiator, wood laminate flooring.

**BEDROOM TWO** 9' 3" x 7' 5" (2.82m x 2.26m) Double glazed window to the front aspect, radiator, wood laminate flooring.

**FAMILY BATHROOM** Fitted with a modern three piece suite to include a panel enclosed bath with shower above, wash basin and WC. Complementary tiling, double glazed window to the side aspect, radiator.

**OUTSIDE** To the front, there is a good sized garden laid to lawn with a concrete pathway leading to the front entrance door.

To the side, there is a further garden area laid to lawn, with a low fenced boundary. A gate leads to the rear garden.

To the rear, there is a large paved terrace and the remainder of this good size garden is laid mainly to lawn with mature shrubs and hedging. There is a brick built outbuilding and an oil tank.

**AGENTS NOTE** We are advised by the seller that planning permission has been granted for a substantial side extension to create an open plan sitting / dining / kitchen space. This can be found under planning reference D/C/16/1448/HH on the west Suffolk planning portal. The planning was granted in October 2016 and therefore due to expire in October 2019. The seller has re-submitted the plans to West Suffolk Planning and we await confirmation that the time frame has been extended.
TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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